

Joseph Leonardo, Chair  
James Smith, Vice Chair  
Barry Desruisseaux, Clerk  
Daniel Antonellis, Member  
Peter Petrillo, Member



Uxbridge Town Hall  
21 South Main Street, Room 203  
Uxbridge, MA 01569  
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Received by  
Uxbridge  
Town Clerk

**PLANNING BOARD MEETING MINUTES  
WEDNESDAY, OCTOBER 22, 2014**

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, October 22, 2014, at 7:00 P.M.** in the **Board of Selectmen's Meeting Room, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA.**

**Present:** Chair Joseph Leonardo, Clerk Barry Desruisseaux, Members Daniel Antonellis and Peter Petrillo, and Assistant Beth Pitman.

**Absent:** Vice Chair James Smith.

**I. CALL TO ORDER**

It being 7:00 pm, the meeting being properly posted, duly called and a quorum being present, the meeting was called to order by the Chair, who led the Pledge of Allegiance.

**II. PUBLIC HEARING(S):**

**1. ARTICLE: CITIZEN'S PETITION - TOWN OF UXBRIDGE ZONING PROPOSAL ("RESIDENTIAL C" TO "INDUSTRIAL" 775 MILLVILLE ROAD**

To see if the Town will vote to amend the Town of Uxbridge Zoning Map by re-zoning from "Residential C" to "Industrial" the following parcel of land situated on the southwesterly side of Millville Road, Uxbridge, Massachusetts, containing 227 acres, more or less, being more particularly bounded and described as follows:

- |           |  |
|-----------|--|
| Beginning | at a point on the centerline of said Millville Road, at station 61 + 61.30, as shown on the State Highway layout dated May 24, 1955, recorded at Worcester District Registry of Deeds, Plan Book 206, Plan 55;   |
| Thence    | Southerly and Southeasterly, a distance of 3,661.30 feet, following the centerline of said Millville Road, to a point at station 25 + 0.00, as shown on State Highway layout dated January 7, 1958, recorded in Plan Book 230, Plan 29;                              |
| Thence    | Due South, a distance of 1,466 feet, more or less, to the centerline of the Blackstone River;  |
| Thence    | Southwesterly, Westerly, Northwesterly, and Northerly, a distance of 6,270 feet, more or less, following the centerline of said Blackstone River, to a point opposite the southwesterly corner of the land shown as Lot 8 on Worcester Registry District Plan 2036B; |
| Thence    | Easterly, a distance of 50 feet, more or less, to said southwesterly corner of said Lot 8;   |
| Thence    | Northeasterly, a distance of 1,187 feet, more or less, following the southerly bounds of said Lot 8, to the southeasterly corner of said Lot 8;  |
| Thence    | Northeasterly, a distance of 250 feet, more or less, to the point of beginning.  |

Or take any other action relative thereto.

Attorney Henry Lane, representing some of the petitioners, stated that this Citizen's Petition article was proposed at the Spring Annual Town Meeting but was passed over at that time; Applicant has since

ORIGINAL



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applied and received a Special Permit for earth removal from the Zoning Board of Appeals; Applicant has also been issued a license for earth removal by the Board of Selectmen; revisiting the rezoning now so the property cannot be used for residential use; as residential, the property could hold approximately two hundred (200) houses; goal is to restore the land to habitat; property abuts existing Industrial zones and uses; potential for passive solar generation in the future; will request earth removal as a permitted use in Industrial zone in the Spring; and, requesting favorable action from the Board as it did in the Spring.

The Chair asked if earth removal ceases for several years, can another license be issued if it's in the Industrial zone? Mr. Lane stated that zoning permits typically run with the land, therefore whoever acquired the land would acquire the rights under the Special Permit to be able to do it.

The Chair opened the Public Hearing to comment from abutters/residents. There was none.

**MOTION: I, Mr. Desruisseaux, move that the Planning Board close the Public Hearing for Article: Citizen's Petition – Town of Uxbridge Zoning Proposal ("Residential C" to "Industrial" 775 Millville Road). Seconded by Mr. Petrillo, the motion carried, 4-0-0.**

**MOTION: I, Mr. Desruisseaux, move that the Planning Board recommend favorable action for Article: Citizen's Petition – Town of Uxbridge Zoning Proposal ("Residential C" to "Industrial" 775 Millville Road). Seconded by Mr. Petrillo, the motion carried, 4-0-0.**

**2. ARTICLE: CITIZEN'S PETITION - AMEND THE ZONING MAP INCORPORATED INTO ITS ZONING BYLAWS BY REZONING 124/126 NORTH MAIN STREET**

To see if the Town will vote to amend the Zoning Map incorporated into its Zoning Bylaws by rezoning a parcel of land located at 124/126 North Main Street and shown on Uxbridge Assessors Map 18B as Lot 2966 (containing 7,062 sq. ft. and more particularly described in a deed recorded in Worcester District Registry of Deeds Book 34960, Page 391) from the existing Residential A zone to the Business zone thereby extending the existing Business zone on the westerly side of North Main Street; or take any other action relating thereto.

Attorney Henry Lane, representing some of the petitioners, stated that this Citizen's Petition article is requesting to rezone one (1) parcel (2966); large regional convenience store chain is looking for about an acre or so of land; and, cannot disclose the company that is looking to expand that has an existing facility in Town.

The Chair opened the Public Hearing to comment from abutters/residents.

**MOTION: I, Mr. Desruisseaux, move that the Planning Board close the Public Hearing for Article: Citizen's Petition – Amend the Zoning Map Incorporated Into Its Zoning Bylaws By Rezoning 124/126 North Main Street. Seconded by Mr. Petrillo, the motion carried, 4-0-0.**

**MOTION: I, Mr. Petrillo, move that the Planning Board recommend favorable action for Article: Citizen's Petition – Amend the Zoning Map Incorporated Into Its Zoning Bylaws By Rezoning 124/126 North Main Street. Seconded by Mr. Desruisseaux, the motion carried, 4-0-0.**

**III. BUSINESS**

None.

**IV. SUBDIVISION RULES AND REGULATIONS:** The Board has begun reviewing the rules and regulations in posted workshop meetings, the first being held on August 13, 2014.



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V. MINUTES/MAIL/INVOICES

1. MINUTES: 10/08/14 Meeting Minutes

The Board passed over these as the minutes need to be prepared.

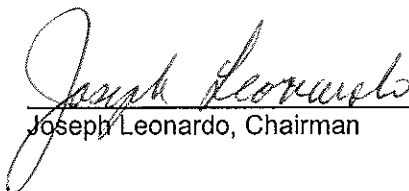
2. INVOICES: Graves Engineering, Inc., invoice #30997

The Chair approved and signed Graves Engineering, Inc. invoice #30997, invoice #31047, and invoice #31060.


IV. ANY OTHER BUSINESS, which may lawfully come before the Board.

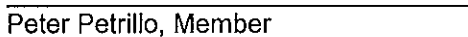
At 7:21pm, MOTION by Mr. Antonellis to adjourn the meeting. Seconded by Mr. Leonardo, the motion carried 4-0-0.

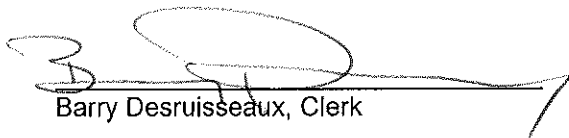
Respectfully submitted,  
Beth A Pitman  
Planning Board Assistant

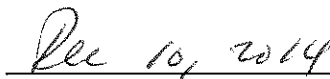
  
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Date